

Municipal Clerk
Atlanta, Georgia

10- 0 -0523
U-10-11

AN ORDINANCE
BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-18P.007 of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for **OUTDOOR DINING** is hereby granted. Said use is granted to **RICARDO ULLIO** and is to be located at **905 JUNIPER STREET, N.E.** , to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 49, 14th District Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"

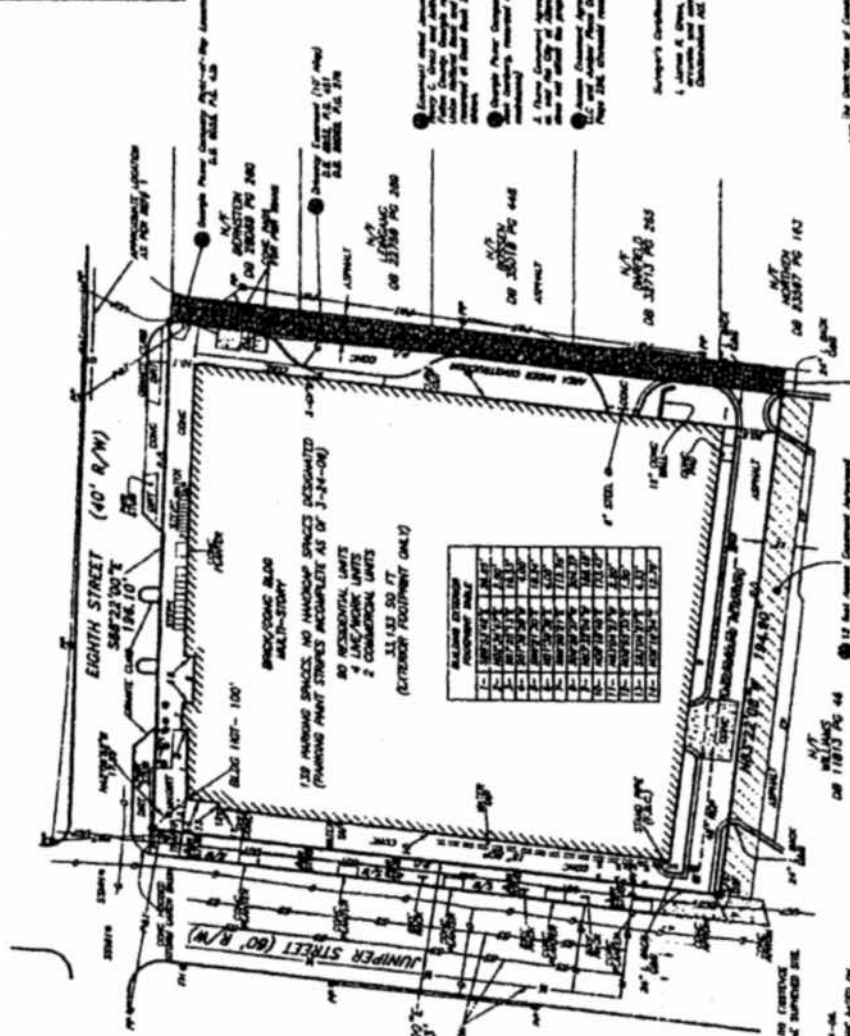
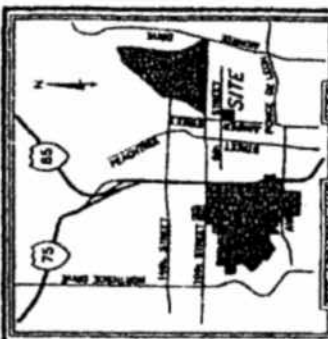
Condominium Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 49 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a $\frac{3}{4}$ " crimp top pipe found at the intersection of the southerly right-of-way line of Eighth Street (a 40-foot right-of-way) and the easterly right-of-way line of Juniper Street (a 60-foot right-of-way); running thence southeasterly along said southerly right-of-way line of Eighth Street, South $88^{\circ} 22' 00''$ East a distance of 196.10 feet to an iron pin placed on the western line of a 10-foot alley; thence South $06^{\circ} 28' 49''$ West, along said western line of said 10-foot alley, a distance of 236.41 feet to an iron pin placed on the northern boundary of property now or formerly owned by Williams; thence North $83^{\circ} 22' 08''$ West along said northern boundary of property now or formerly owned by Williams, a distance of 194.90 feet to a $\frac{3}{4}$ " open top pipe found on said easterly right-of-way line of Juniper Street; thence northeasterly along said easterly right-of-way line of Juniper Street, North $06^{\circ} 21' 00''$ East a distance of 219.33 feet to the POINT OF BEGINNING; said property contains 1.021 acres, and is more particularly shown on that certain ALTA/ACSM Boundary and Topographic Survey for Gellerstedt Development, prepared by Metro Engineering and Surveying Co., Inc., Alexander Zeiger, Georgia Registered Land Surveyor No. 2530, dated March 8, 2004, last revised December 13, 2004, which plat of survey is hereby incorporated herein by reference.

RECEIVED
MAR 15 2010
Bureau of
Planning

U-10-11



BALANCE EXTENSION PERCENTAGE TABLE	
10	100.00%
20	102.00%
30	104.00%
40	106.00%
50	108.00%
60	110.00%
70	112.00%
80	114.00%
90	116.00%
100	118.00%
110	120.00%
120	122.00%
130	124.00%
140	126.00%
150	128.00%
160	130.00%
170	132.00%
180	134.00%
190	136.00%
200	138.00%
210	140.00%
220	142.00%
230	144.00%
240	146.00%
250	148.00%
260	150.00%
270	152.00%
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290	156.00%
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310	160.00%
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340	166.00%
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390	176.00%
400	178.00%
410	180.00%
420	182.00%
430	184.00%
440	186.00%
450	188.00%
460	190.00%
470	192.00%
480	194.00%
490	196.00%
500	198.00%
510	200.00%
520	202.00%
530	204.00%
540	206.00%
550	208.00%
560	210.00%
570	212.00%
580	214.00%
590	216.00%
600	218.00%
610	220.00%
620	222.00%
630	224.00%
640	226.00%
650	228.00%
660	230.00%
670	232.00%
680	234.00%
690	236.00%
700	238.00%
710	240.00%
720	242.00%
730	244.00%
740	246.00%
750	248.00%
760	250.00%
770	252.00%
780	254.00%
790	256.00%
800	258.00%
810	260.00%
820	262.00%
830	264.00%
840	266.00%
850	268.00%
860	270.00%
870	272.00%
880	274.00%
890	276.00%
900	278.00%
910	280.00%
920	282.00%
930	284.00%
940	286.00%
950	288.00%
960	290.00%
970	292.00%
980	294.00%
990	296.00%
1000	298.00%

Source's Declaration

I, James H. Owen, a registered real estate broker, hereby certify that the facts and circumstances herein set forth are true and correct to the best of my knowledge and belief.


James H. Owen

TOTAL AREA: 1.021 ACRES / 44,470 SQ FT




Metro Engineering & Surveying Co., Inc.
Engineers • Surveyors • Photogrammetrists

Clayton / Tiers Airport
166 Saddle Ridge • Marietta, GA 30028
Phone: 770-707-0777
Fax: 770-707-0755
www.metro-engineering.com



THE FULTON COUNTY RECORDS DEPARTMENT
HAS APPROVED IT AS A PUBLIC RECORD



QUALITY SERVICE SINCE 1987

1) ACCOUNT AND PERSONAL SURVEY FOR DELISTED
BENEFICIARY, LLC, 801 AVENUE OF THE
STARS, SUITE 1700, WASHINGTON, DC 20004
BY JAMES G. GIBSON AND JAMES G. GIBSON, JR.
12/1/04

THIS SITE IS NOT WITHIN A 100-YEAR
FLOOD HAZARD AREA AS PER FLOW COUNTY
COMMUNITY NAME 121715044 E
100-YEAR FLOOD MAP

It appears that the first of these results may be due to the fact that the first of the two groups of subjects was not given any practice trials before the test.